

**CERTIFICATE OF INSPECTION**  
**VALID FOR ONE YEAR**

Address:	230 Regina Drive	Date:	October 12, 2015
Perm. Parcel No:	812-16-819C	Use District:	R-4
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Pam Spevak	Maximum Occupancy:	4 persons
Mail to:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**BASEMENT ITEMS:**

1. Install a handrail on the basement stairs.
2. Reroute doorbell wire out of stairwell.

**2<sup>ND</sup> FLOOR - BATH ITEMS:**

1. Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
2. Caulk backsplash of sink.

**1<sup>ST</sup> FLOOR AND BASEMENT - BATH ITEMS:**

1. Caulk backsplash of sink.
2. Install toilet bowl bolt caps.

**INTERIOR ITEMS:**

1. Repair and/or secure or replace the handrail to the 2<sup>nd</sup> floor stairs.
2. Install a new smoke detector in the sleeping rooms.
3. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT**

Inspector: Robert Brown